

# DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: August 25, 2005

ITEM NO. 16

CASE NUMBER/ PROJECT NAME	<b>8-DR-2005</b> <b>The Tom Chambers Project (formerly Silverado Office)</b>		
LOCATION	7431 E. 6 <sup>th</sup> Avenue		
REQUEST	Request approval of a site plan and elevations for a new two-story office building.		
OWNER	Silverado Development Inc. 602-291-3807	ENGINEER	N/A
ARCHITECT/ DESIGNER	Artec Designs 480-830-7992	APPLICANT/ COORDINATOR	Don Jolley Artec Designs 480-830-7992
BACKGROUND	<b>Zoning.</b>		

The subject parcel is zoned Downtown, Office-Residential/Downtown Overlay, Type 2 (D/OR-2/DO). This zoning category allows for a myriad of land uses, including retail, office, commercial, and residential. The applicant is proposing an office land use.

## **Context.**

The site is located inside the downtown area, to the east of Goldwater Boulevard, to the south of Camelback Road, to the west of 75<sup>th</sup> Street, and to the north of Indian School Road.

## **Adjacent Uses:**

- North: Primarily commercial land uses, including some restaurants, offices, and bars in either the Downtown zoning district or an underlying commercial zoning designation with the Downtown Overlay.
- East: Primarily commercial land uses, including some restaurants, offices, and bars in either the Downtown zoning district or an underlying commercial zoning designation with the Downtown Overlay.
- West: Primarily commercial land uses, including some restaurants, offices, and bars in either the Downtown zoning district or an underlying commercial zoning designation with the Downtown Overlay.
- South: Multi-family residential, in a Downtown, Residential-Hotel, Type 2 (D-RH-2/DO) zone.

**APPLICANT'S  
PROPOSAL****Applicant's Request.**

The applicant is proposing to construct a new office building on a vacant lot at 7431 E. 6<sup>th</sup> Avenue. They are requesting approval from the Development Review Board for the site plan, and elevations in association with that proposed development.

**Development Information:**

- Existing Use: Vacant Parcel
- Proposed Use: Office
- Parcel Size: 2101 Square Feet
- Proposed Building Size: 1677 Square Feet
- Building Height Required/Proposed: 26 Feet / 26 Feet (With Stipulation)
- Parking Required/Provided: None / 3 provided
- Open Space Required/Provided: None / 197 Square Feet
- FAR: 0.8 Max / 0.8 provided

**DISCUSSION****1. Refuse Collection****KEY ISSUES**

Staff has added a stipulation that a minimum 6 foot by 8 foot trash enclosure be placed in the area currently shown on the plans for “trash barrels.” These barrels are not acceptable in terms of refuse collection, and the applicant will need to provide a “roll in/roll out” dumpster, which generally measures 5 feet by 7 feet.

**2. Overall Height**

The maximum height allowed in the district is 26 feet, and the proposed structure is 26 feet, 10 inches. This is a relatively minor issue, and staff has added a stipulation requiring conformance at final plans submittal.

**3. Architectural Style/Building Materials**

The building is proposed to be constructed in the Tuscan tradition, with a smooth beige stucco façade, and Carolina LedgeStone Cultured Stone along the 1<sup>st</sup> floor front elevation. The elevations further show a clay tile roof overhang covering two of the windows. There are horizontal “breaks” in the front façade which enhance the look of the structure, and help the building blend in with the myriad of other architectural styles in the area. The applicant is proposing a decorative wrought iron gate at the front entrance to the building, and decorative wrought iron grilles covering some of the windows, with pre-cast concrete sills. Finally, the applicant is proposing a 10 inch pre-cast concrete cornice along the top of the structure.

There are several different types of architecture and design styles in this portion of the Downtown, and with the relatively small parcel, site planning was difficult at best. In general, the proposed architecture meets the intent of the Downtown Design Guidelines.

**OTHER BOARDS AND  
COMMISSIONS**

None. The Development Review Board is the final approving body in this matter.

**STAFF  
RECOMMENDATION**

Staff recommends approval, subject to the attached stipulations.

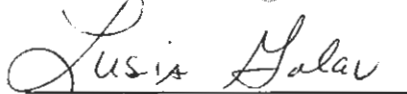
**STAFF CONTACT(S)**

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**APPROVED BY**



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Lusia Galav, AICP  
Interim Current Planning Director,  
Phone: 480-312-2506  
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**ATTACHMENTS**

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Zoning Map
4. Site/Landscape Plan
5. Elevations
- A. Fire Ordinance Requirements
- B. Stipulations/Zoning Ordinance Requirements

# **PROJECT NARRATIVE**

7431 East 6<sup>th</sup> Avenue

This project is designed to use a small in-fill lot in the downtown district which has not been developed due to its small and somewhat unusual size. The lot is 30 feet by 72' bordered by a sidewalk on 6<sup>th</sup> Avenue to the north; a 15 foot wide alley to the south; a small one-story restaurant to the east; and a larger two-story office building to the west.

The Owner/Developer intends to construct a small office building that relates to the surrounding structures, especially the office building across the street. It is designed as a Tuscan style building to go along with the neighborhood where salons, law offices and restaurants are featured. The owner will provide parking spaces in the rear as well as the available public spaces on the street and the public parking lot just down the street to the west.

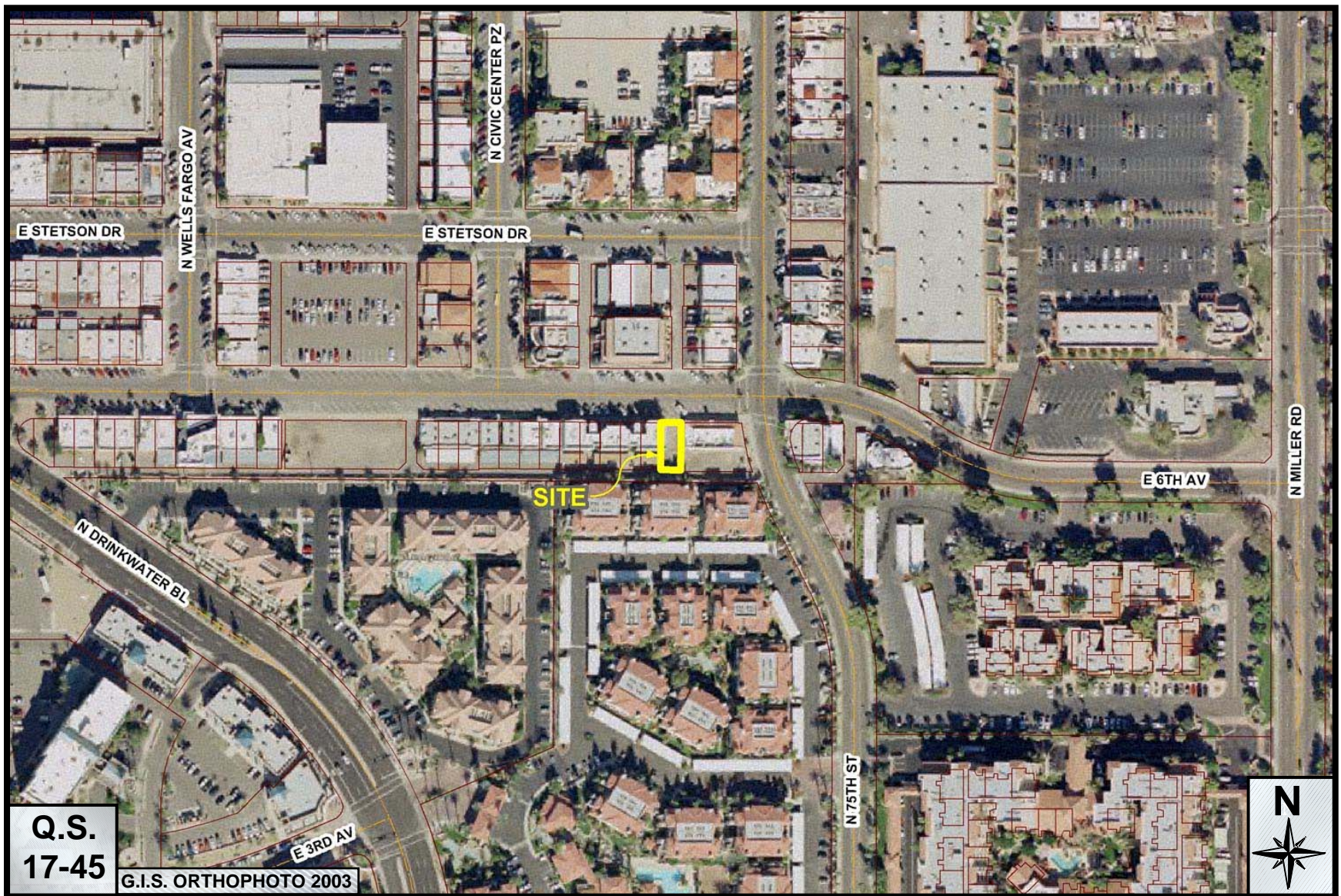
The building meets all site development standards and parking requirements for the sub district in the downtown area set forth in the zoning ordinances in floor area ratio, the setback requirements as well as the building design requirements.

The Tuscan elevations keep in harmony with the neighbor across 6th Avenue. The front setback will be landscaped per the City of Scottsdale's guidelines for a tree-lined street.

It is proposed that the building will create an attractive enhancement to the existing neighborhood as well as establish a convenient office in the downtown area. Developing this empty lot will be an asset to the downtown district.

8-DR-2005  
1/25/2005





Silverado Office

8-DR-2005

ATTACHMENT #2





Q.S.  
17-45

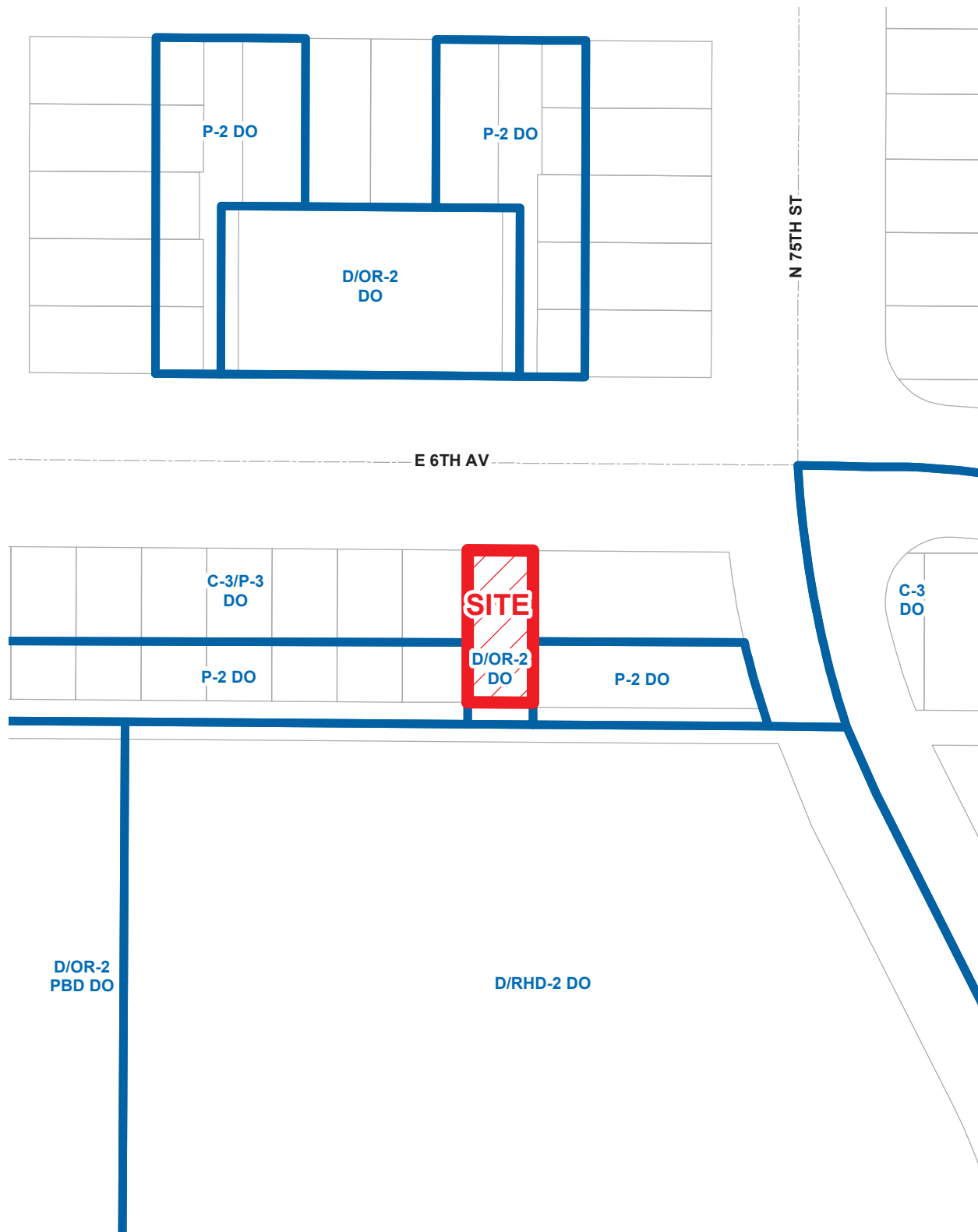
G.I.S. ORTHOPHOTO 2003



Silverado Office

8-DR-2005

ATTACHMENT #2A



8-DR-2005

ATTACHMENT #3

8-DR-2005

REV: 07/08/2005



# PROJECT DATA

OWNER: Mr. LINDA  
ADDRESS: P.O. Box 44325, Phoenix, AZ 85064  
PHONE: 480.963.3887

NAME OF PROJECT: THE TOM CHAMBERS PROJECT  
ADDRESS: 7431 EAST 6TH AVENUE

SCOPE OF WORK: To provide the site and construct a new 2-story office building.

BUILDING TO BE SPRINKLED

ALL EXISTING UTILITIES ON THE SITE SHALL BE USED OR CAPPED

ALLOWED SPACE:  
FLOOR 1: 28,000 sq ft

SQUARE FOOTAGE:  
FIRST FLOOR: 9,133  
SECOND FLOOR: 17,867  
TOTAL: 27,000

OCCUPANCY GROUP: 1

CONSTRUCTION TYPE: IV

OCCUPANT LOAD: 167 / 1,000 sq ft

LOADING: 1,000 lbs

LOT AREA:  
GROSS SITE AREA: 428,841 sq ft, OR 9.74 ACRES  
NET SITE AREA: 298,541 sq ft, OR 6.83 ACRES  
LOT COVERAGE: 43.2%

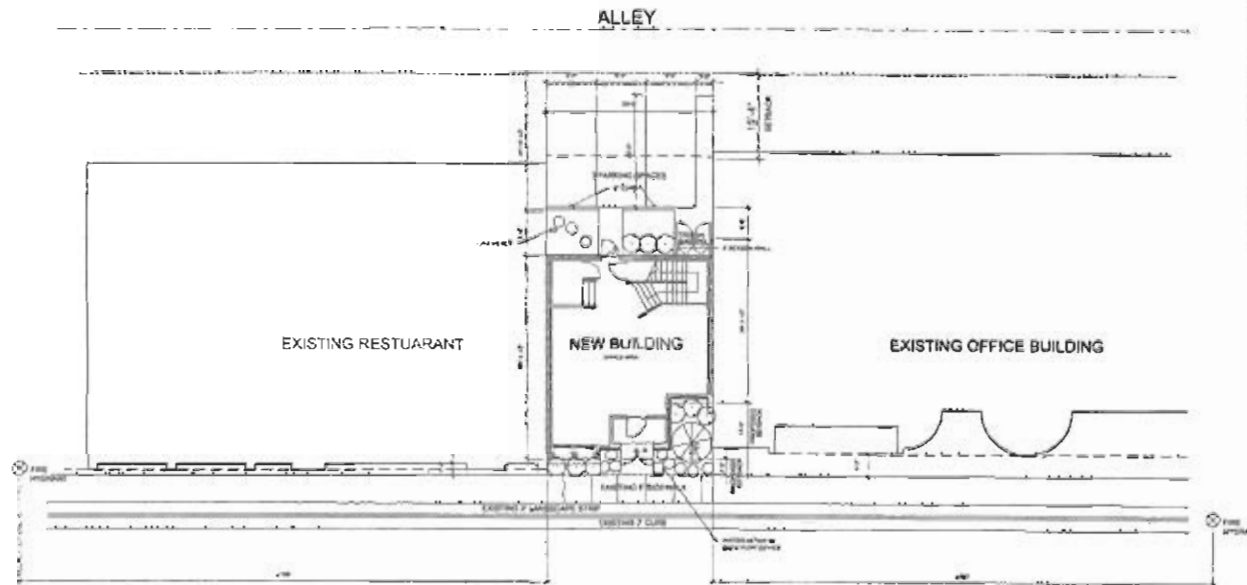
REQUIRED LANDSCAPING AREA: 192,000 sq ft

PROVIDED LANDSCAPING AREA: 363,541 sq ft

PARKING CALCULATIONS:  
REQUIRED NUMBER OF SPACES: 3  
PROVIDED NUMBER OF SPACES: 3

MAXIMUM ALLOWABLE HEIGHT: 35'-0"  
BUILDING HEIGHT: 24'-0"

75TH AVENUE



# AVERAGE SETBACK CALCS.

47x170=803  
17x87=1479  
204 782240=1.02 AVERAGE

30'x265=7-8"

MIN. 7'-6" ON SETBACK 11'-4" PROVIDED  
MIN. 7'-6" 10' BEHIND 7'-6" PROVIDED

# VICINITY MAP



- TEXAS EBONY  
*Pithecellobium flexicande*
- CHERRY RED SAGE  
*salvia coccinea*
- MYOPORUM PARVIFOLIUM  
*prostrate myoporium*

# SITE CONTEXT PLAN

SCALE: 1" = 10'-0"

ATTACHMENT #4



A NEW OFFICE BUILDING FOR  
**THE TOM CHAMBERS PROJECT**  
7431 EAST 6TH AVENUE, SCOTTSDALE, ARIZONA

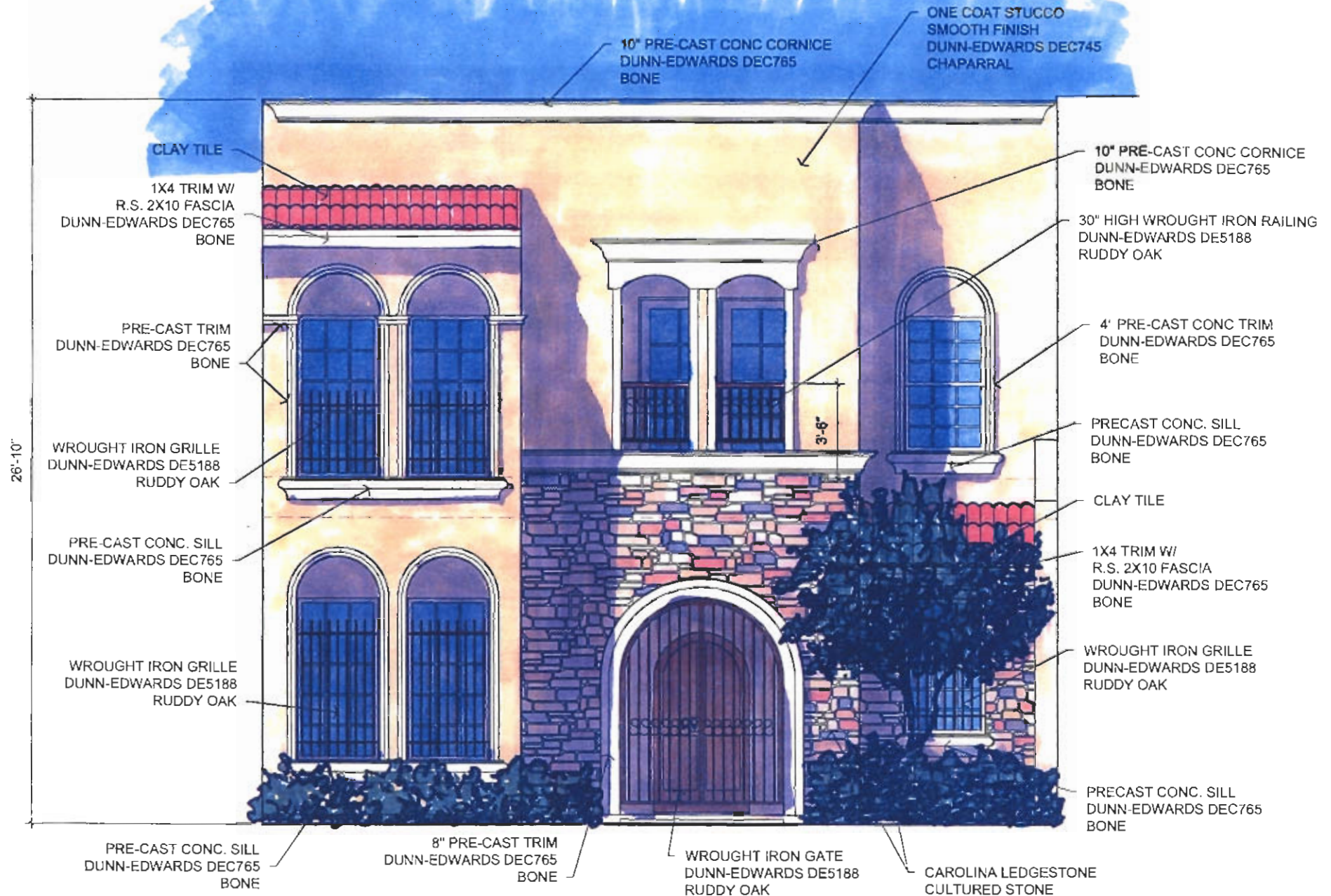
ARTIC DESIGN  
123 SOUTH 1ST ST.  
MESA, ARIZONA 85201  
(480) 963-3887  
FAX 904-9278



DATE: 09 AUG 2005  
JOB: 8005



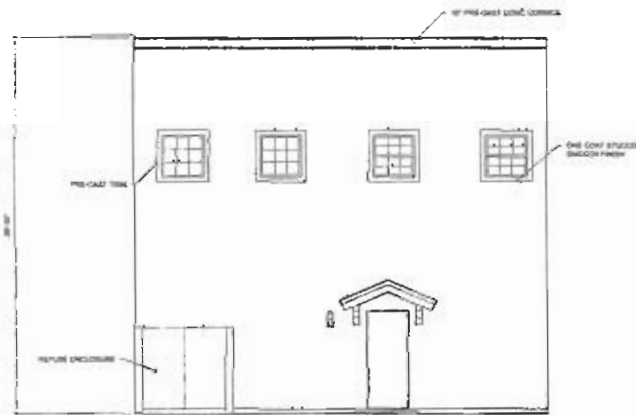
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REV: 07/08/2005



ATTACHMENT #5

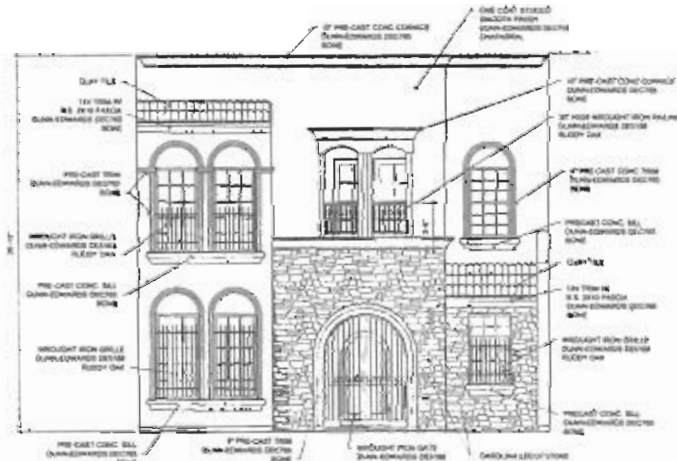
FRONT ELEVATION

8-DR-2005  
REV: 07/08/2005



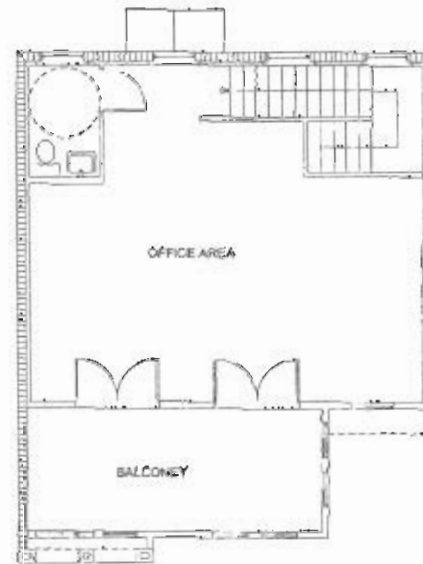
**REAR ELEVATION**

SCALE: 1/4" = 1'-0"



**FRONT ELEVATION**

SCALE: 1/4" = 1'-0"



**2nd FLOOR**

SCALE: 1/4" = 1'-0"



**1st FLOOR**

SCALE: 1/4" = 1'-0"

FIRST FLOOR  
SECOND FLOOR  
TOTAL



A NEW OFFICE BUILDING FOR  
**THE TOM CHAMBERS PROJECT**  
7431 EAST 6TH AVENUE, SCOTTSDALE, ARIZONA

**DON W. JOLLEY**  
ARCHITECT  
1025 SOUTH 11TH ST. #117  
SCOTTSDALE, ARIZONA 85260  
480.530.7492  
FAX 480.854.8076



DATE: 07/08/05  
BY: DWJ  
CHECKED: DWJ

SILVERADO OFFICE  
7431 E. 6<sup>th</sup> AVENUE  
SCOTTSDALE, ARIZONA

## FIRE ORDINANCE REQUIREMENTS

(INCORPORATE INTO BUILDING PLANS AS GENERAL NOTE BLOCK - USE ONLY THE DESIGNATED STIPULATIONS)

- |  |  |
|--|--|
| <p><input checked="" type="checkbox"/> 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE &amp; MUST BE ON ALL PLANS.</p> <p><input type="checkbox"/> 2. FIRE LANES &amp; EMERGENCY ACCESS SHALL BE PROVIDED &amp; MARKED IN COMPLIANCE WITH CITY ORDINANCE &amp; IFC AT THE FOLLOWING LOCATIONS.</p> <p>_____</p> <p>_____</p> <p>_____</p> <p><input checked="" type="checkbox"/> 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING ADMENDMENTS ACT &amp; AMERICANS WITH DISABILITIES ACT &amp; INCORPORATE SAME INTO THEIR BUILDING PLANS.</p> <p><input type="checkbox"/> 4. SUBMIT PLANS &amp; SPECS FOR SUPERVISED AUTOMATIC EXTINGUISHING SYSTEM FOR ALL COOKING APPLIANCES, HOOD PLENUMS &amp; EXHAUST DUCTS.</p> <p><input checked="" type="checkbox"/> 5. PROVIDE A KNOX ACCESS SYSTEM:</p> <p style="margin-left: 20px;"><input checked="" type="checkbox"/> A. KNOX BOX</p> <p style="margin-left: 20px;"><input type="checkbox"/> B. PADLOCK</p> <p style="margin-left: 20px;"><input type="checkbox"/> C. KNOX OVERRIDE &amp; PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES.</p> <p><input checked="" type="checkbox"/> 6. INSTALL AN AS BUILT DRAWING CABINET ADJACENT TO THE FIRE SPRINKLER RISER. IT SHALL BE OF ADEQUATE SIZE TO ACCOMMODATE BOTH THE FIRE SPRINKLER &amp; FIRE ALARM DRAWINGS. THE CABINET SHALL BE PROVIDED WITH A LOCK &amp; KEYED TO MATCH THE FIRE ALARM CONTROL PANEL &amp; SUPERVISED BY THE FACP IF APPLICABLE.</p> <p><input type="checkbox"/> 7. SUBMIT PLANS FOR A CLASS _____ FIRE ALARM SYSTEM PER SCOTTSDALE REVISED CODES.</p> <p><input checked="" type="checkbox"/> 8. PROVIDE INTERIOR TENANT NOTIFICATION WHEN OFF-SITE MONITORING IS REQUIRED.<br/>(SEE FIRE ALARM INTERPRETATIONS FOR CLARIFICATION)</p> <p><input type="checkbox"/> 9. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°. _____</p> <p>_____</p> <p><input type="checkbox"/> 10. BUILDINGS MAY BE SUBJECT TO INSTALLATION AND TESTING REQUIREMENTS FOR A PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM.</p> | <p><input checked="" type="checkbox"/> 11. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 &amp; 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.</p> <p><input checked="" type="checkbox"/> 12. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16") TO ALL BUILDINGS &amp; HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.</p> <p><input checked="" type="checkbox"/> 13. SEE APPROVED CIVILS FOR THE NUMBER OF FIRE HYDRANTS REQUIRED. DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED &amp; OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF <u>EXIST</u> AT _____ GPM. THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.</p> <p><input checked="" type="checkbox"/> 14. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED. SEE SHEET(S) _____</p> <p><input checked="" type="checkbox"/> 15. EXIT &amp; EMERGENCY LIGHTING SHALL COMPLY WITH THE C.O.S. ORDINANCE &amp; THE IFC. SEE SHEETS _____</p> <p><input type="checkbox"/> 16. SUBMIT MSDS SHEETS &amp; AGGREGATE QUANTITY FOR ALL HAZARDOUS MATERIALS INCLUDING FLAMMABLES, PESTICIDES, HERBICIDES, CORROSIVES, OXIDIZERS, ETC. A PERMIT IS REQUIRED FOR ANY AMOUNT OF HAZARDOUS MATERIALS STORED, DISPENSED, USED OR HANDLED. COMPLETE AN HMMP &amp; SUBMIT WITH THE BUILDING PLANS.</p> <p><input checked="" type="checkbox"/> 17. FIRELINE, SPRINKLER &amp; STANDPIPE SYSTEM SHALL BE FLUSHED &amp; PRESSURE TESTED PER NFPA STANDARDS &amp; SCOTTSDALE REVISED CODES.</p> <p><input checked="" type="checkbox"/> 18. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x <u>CALC'S</u> (NSHT)</p> <p style="margin-left: 20px;"><input type="checkbox"/> 4' TO 8' BACK OF CURB; INDEP. WET LINE.</p> <p style="margin-left: 20px;"><input checked="" type="checkbox"/> WALL MOUNTED - 15' CLEAR OF OPENINGS.</p> <p><input checked="" type="checkbox"/> 19. THE FIRE LINE SHALL BE EXTENDED A MAXIMUM OF 3' INTO THE BUILDING WITH A MINIMUM OF _____ CLEARANCE AROUND THE FIRE RISER. EXTERIOR ACCESS REQUIRED.</p> |
|--|--|

20. ☒ SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.
- ☐ A. MODIFIED NFPA 13-D SYSTEM WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS (2002 EDITION)
- ☐ B. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.
- ☒ C. NFPA 13 2002 EDITION COMMERCIAL SYSTEM / DESIGN CRITERIA: SEISMIC DESIGN CATEGORY SHALL BE DETERMINED BY STRUCTURAL ENGINEER.
- ☐ D. THE FIRE SPRINKLER SYSTEM DESIGN FOR WAREHOUSE / STORAGE OCCUPANCIES SHALL BE BASED ON THE FULL HEIGHT CAPACITY OF THE BUILDING PER SCOTTSDALE REVISED CODE. DENSITY CRITERIA:
- ☐ E. SPRINKLER DESIGN CRITERIA FOR UNSPECIFIED WAREHOUSE COMMODITIES: .45 OVER 3000 SQ. FT.
- ☐ F. THE PROJECT SPECIFICATIONS SHALL BE SUBMITTED WITH CONTRACT DRAWINGS.
- ☐ G.

Submit three (3) complete sets of drawings submitted by installing contractor, after building plan review is complete. Please refer questions to Fire Dept. Plan Review, 312-7070, 312-7684, 312-7127, 312-2372.



# **Stipulations for Case: The Tom Chambers Project 8-DR-2005**

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

## **PLANNING**

### **APPLICABLE DOCUMENTS AND PLANS:**

#### **DRB Stipulations**

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
  - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations on Sheet 1 submitted by Artec Designs with a staff receipt date of 7/8/2005.
  - b. The location and configuration of all site improvements shall be constructed to be consistent with the Site Context Plan Sheet 2 submitted by Artec Designs with a staff receipt date of 7/8/2005.
  - c. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the Landscape Plan Sheet 4 submitted by Artec Designs with a staff receipt date of 7/8/2005.

### **ARCHITECTURAL DESIGN:**

#### **DRB Stipulations**

2. All exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1 foot higher than the tallest unit.
3. All exterior conduit and raceways shall be painted to match the building.
4. No exterior roof ladders shall be allowed where they are visible to the public or from an off-site location.
5. Roof drainage systems shall be interior, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design.
6. Dooley wall fencing shall not be allowed.
7. All walls shall match the architectural color, materials and finish of the building(s).
8. The color of the clay tile shall match that on nearby buildings.
9. The colors for elements of the rear elevation shall match the color of corresponding elements on the front elevation.
10. The light fixture on the rear elevation must be revised to meet lighting stipulations.

### **SITE DESIGN:**

#### **Ordinance**

- A. The maximum building height is 26 feet. All final plans must show a maximum building height of 26 feet.

**LANDSCAPE DESIGN:**

**DRB Stipulations**

11. The natural topping for landscaped areas shall match the type and color of the topping on nearby sites.

**Ordinance**

- B. The trees on site shall be minimum 3-inch caliper size. The box size shall match industry standards for the caliper size.
- C. All landscaped areas shall have a natural topping such as decomposed granite to a minimum two-inch depth.

**EXTERIOR LIGHTING DESIGN:**

**DRB Stipulations**

- 12. All exterior luminaries shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line except for sign and landscape lighting.
- 13. The individual luminaire lamp shall not exceed 100 watts.
- 14. The maximum height from finished graded to the bottom of the any exterior luminaire shall not exceed 20 feet.
- 15. Incorporate into the project's design, the following:

Parking Lot and Site Lighting:

- a. The maintained average horizontal illuminance level, at grade on the site shall not exceed 2.5 foot-candles. All exterior luminaires shall be included in this calculation.
- b. The maintained maximum horizontal illuminance level, at grade on the site, shall not exceed 10.0 foot-candles. All exterior luminaires shall be included in this calculation.

Landscape Lighting:

- c. All landscape lighting directed upward shall utilize the extension visor shields to limit the view of the lamp source.
- d. Landscaping lighting shall only be utilized to accent plant material.
- e. All landscape lighting directed upward, shall be aimed away from property line.
- f. The landscape lighting lamp shall be an incandescent or halogen incandescent source, and shall not exceed 50 watts.

**ADDITIONAL PLANNING ITEMS:**

**DRB Stipulations**

- 16. No exterior vending or display shall be allowed.
- 17. Flagpoles, if provided, shall be one piece, conical, and tapered.
- 18. Patio umbrellas shall be solid colors and shall not have any advertising in the form of signage or logos.

**RELEVANT CASES:**

**Ordinance**

- D. At the time of review, the applicable zoning case for the subject site was: 30-ZN-1995.

## ENGINEERING

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate compliance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.

### **DRAINAGE AND FLOOD CONTROL:**

#### **Ordinance**

E. Request for storm water storage waiver must be approved prior to Final Plan approval.

### **ROADWAY, INTERSECTION, AND ACCESS DESIGN:**

#### **Streets and other related improvements:**

STREET NAME	STREET TYPE	R.O.W. DEDICATION	ROADWAY IMPROVEMENT	CURB TYPE	BIKE PATH, SIDEWALK, TRAILS
Alley	Alley	2'	N/A	N/A	N/A

### **INTERNAL CIRCULATION:**

#### **DRB Stipulations**

19. Onsite parking shall not block access to refuse collection.

#### **Ordinance**

F. Parking areas shall be improved with a minimum of 2.5 inches of asphalt over 4 inches of aggregate base.

### **EASEMENTS AND DEDICATIONS**

EASEMENT / DEDICATION	DESCRIPTION
Two feet (2')	Alley / right of way

#### **DRB Stipulations**

20. Indemnity Agreements:

- a. When substantial improvements or landscaping are proposed within a utility easement, an indemnity agreement shall be required. The agreement shall acknowledge the right of the City to access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.

#### **Ordinance**

G. Drainage Easement:

(1) N/A

H. Waterline and Sanitary Sewer Easements:

- (1) Before the issuance of any building permit for the site, the developer shall dedicate to the City, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all water easements necessary to serve the site.

I. Public Utility Easement:

- (1) An 8-foot wide public utility easement shall be dedicated along both sides of internal streets. The 8-foot wide easements may be reduced or eliminated upon approval of the public utility companies.

**REFUSE:**

**Ordinance**

- J. Underground vault-type containers are not allowed.
- K. Refuse collection methods, i.e., site plan circulation will be approved at final plan review. At a minimum, applicant shall provide a refuse enclosure area not less than 6 feet by 8 feet in dimension.
- L. Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 480-312-5600.

**WATER AND WASTEWATER STIPULATIONS**

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements. Water and sewer lines and services shall be in compliance with City Engineering Water and Sewer Ordinance, the Scottsdale Revised Code and Sections 4 and 5 of the Design Standards and Policies Manual.

**WATER:**

**DRB Stipulations**

21. Basis of Design Report (Water): Not applicable.

**Ordinance**

- M. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.

**WASTEWATER:**

**DRB Stipulations**

22. Wastewater Basis of Design Report: Not applicable.
23. On-site sanitary sewer shall be privately owned and maintained.
24. Existing water and sewer service lines to this site shall be utilized or shall be abandoned by disconnection at the main.

**Ordinance**

- N. Privately owned sanitary sewer shall not run parallel within Public easements.
- O. All sewage discharged from this development shall meet local and federal pretreatment standards for sewage discharge. The facility may require a City Industrial Users Permit and related monitoring and sampling facility. All development within industrial (I-1) zoned districts shall provide a monitoring manhole.
- P. Oil and grease interceptors shall be provided at service and body shop connections to the sanitary sewer. The interceptors shall be located as to be readily and easily accessible for cleaning and inspection.
- Q. Grease interceptors shall be provided at restaurant connections to the sanitary sewer. The interceptors shall be located as to be readily and easily accessible for cleaning and inspection.



**CONSTRUCTION REQUIREMENTS**

**DRB Stipulations**

25. City staff may at any time request the developer to submit as-built plans to the Inspection Services Division.

- a. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
- b. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins, underground storm water storage tanks, and bridges as determined by city staff.

**VERIFICATION OF COMPLIANCE**

**DRB Stipulations**

26. Condition for issuance of grading and drainage permit: Before the issuance of a Grading & Drainage Permit:

- a. The storm water storage waiver will be approved.
- b. Methodology by which the finished floor was established via letter or abbreviated drainage report.